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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 11 The Belvedere, Burnham-on-Crouch, Essex CM0 8AW Price £300,000

**\*\*NO ONWARD CHAIN\*\*** Offering a most sought after and favoured position within a stones throw from the River Crouch with it's tranquil riverside walks and just off of Burnham's historic High Street is this extremely versatile residence offering a most peaceful and sought after location overlooking an attractive greensward. Living accommodation does require modernisation throughout, however offers generously sized rooms commencing on the ground floor with an entrance hallway leading to a kitchen/diner which in turn leads on to an inner hallway which provides access to a bedroom, dining/living room, cloakroom and boot room to the rear. The first floor then offers a landing leading to an impressively sized bedroom which is complimented by built in wardrobes, a refitted shower room and stunning living room with an adjoining balcony overlooking the aforementioned greensward. Externally, the property enjoys a small and low maintenance frontage while off road parking is on offer to the rear in addition to a garage which is located in a block. Properties in this favoured position are rare to the market so an early internal inspection is strongly advised. Energy Rating D. Lease Details TBC.



**FIRST FLOOR:**

**LANDING:**

Airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

**LIVING ROOM/BEDROOM: 14'11 > 11'7 x 14'4 (4.55m > 3.53m x 4.37m)**

Double glazed sliding patio doors opening onto balcony, double glazed windows to front, radiator.

**SHOWER ROOM: 8'4 x 4'7 (2.54m x 1.40m)**

Radiator, refitted 3 piece white suite comprising sheet tiled walk-in shower with glass screen, close coupled wc and wash hand basin set on vanity unit with storage below and wall mounted cabinet over, sheet tiled walls, wood effect floor, skylight window.

**BEDROOM: 14'8 x 9'3 (4.47m x 2.82m)**

Two double glazed windows to rear, radiator, air conditioning unit, built in wardrobes.

**GROUND FLOOR:**

**ENTRANCE HALL:**

Obscure double glazed entrance door and window to front, radiator, staircase to first floor, parquet wood flooring, door to:

**KITCHEN/DINER: 14'4 x 11'6 > 8'8 (4.37m x 3.51m > 2.64m)**

Double glazed window to front, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 1/2 bowl/single drainer sink unit, built in 4-ring electric hob with extractor over, space for cooker, fridge/freezer and washing machine, built in under stairs storage cupboard, open to:

**INNER HALLWAY:**

Built in storage cupboard, tiled floor, doors to:

**BEDROOM: 10'11 x 6'2 (3.33m x 1.88m)**

Double glazed window to rear, radiator, tiled floor, wall mounted storage cupboard.

**CLOAKROOM: 4'7 x 4'1 (1.40m x 1.24m)**

Two piece white suite comprising wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls.

**DINING ROOM/LIVING ROOM: 17'1 x 8'1 (5.21m x 2.46m)**

Double glazed window to rear, radiator, door to:-

**BOOT ROOM/REAR LOBBY: 9'2 x 6' (2.79m x 1.83m)**

Wood panelled entrance door to rear, 2 small double glazed windows, door to lobby.

**EXTERIOR - FRONTAGE:**

The property is approached through a common greensward area with path leading to property.

**GARAGE:**

Located in block at rear with up and over door, power and light connected.

**COUNCIL TAX BAND & LEASE INFORMATION:**

Tax Band C.

To be confirmed.

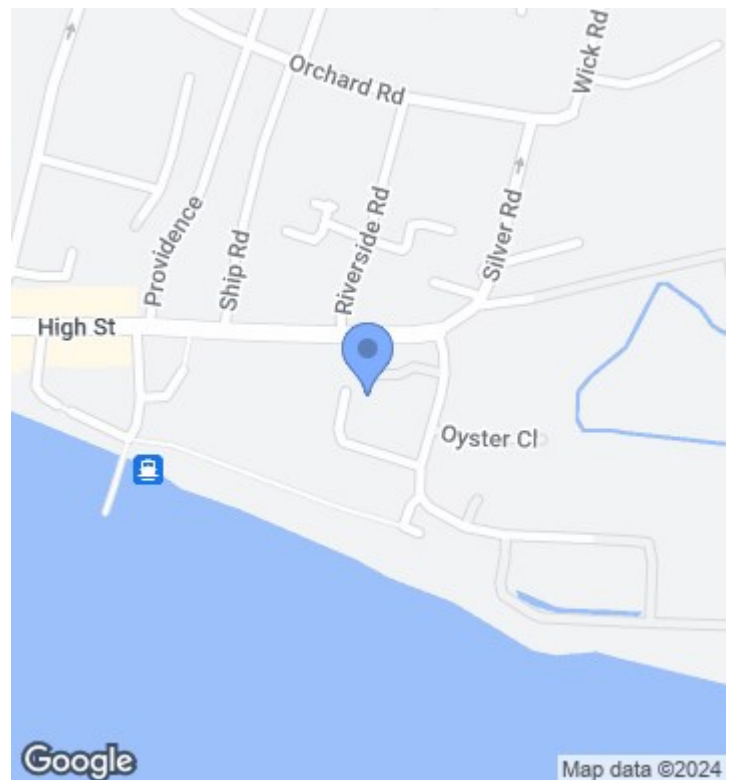
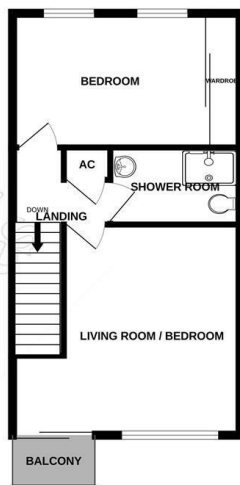
**AGENTS NOTE:**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown herein have been tested and no guarantee is made as to their quality or efficiency can be given. Marked with Network C024